055.0	0002	0032.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,400 /	725,400
					USE VALUE:	725,400 /	725,400
					ASSESSED:	725,400 /	725,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARRELL DANIEL J/TRUSTEE	
Owner 2:	MARINO MARY F/TRUSTEE	
Owner 3:	52-56 DUDLEY STREET REALTY TR	
Street 1:	9 DUDLEY ST PL	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	FARRELL JUNE/EDWARD/DANIEL -
Owner 2:	FARRELL DAVID/MARINO MARY -
Street 1:	PO BOX 244
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,133 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1916, having primarily Asbestos Exterior and 1970 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6133.000	302,600		422,800	725,400
Total Card	0.141	302,600		422,800	725,400
Total Parcel	0.141	302,600		422,800	725,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.19 | /Parcel: 368.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 36990
GIS Ref
GIS Ref
Insp Date 10/04/18

!4457!

PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0032.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	303,000	0	6,133.	422,800	725,800	725,800	Year End Roll	12/18/2019
2019	104	FV	268,700	0	6,133.	422,800	691,500	691,500	Year End Roll	1/3/2019
2018	104	FV	268,700	0	6,133.	283,900	552,600	552,600	Year End Roll	12/20/2017
2017	104	FV	252,600	0	6,133.	271,800	524,400	524,400	Year End Roll	1/3/2017
2016	104	FV	252,600	0	6,133.	247,600	500,200	500,200	Year End	1/4/2016
2015	104	FV	212,400	0	6,133.	199,300	411,700	411,700	Year End Roll	12/11/2014
2014	104	FV	212,400	0	6,133.	178,200	390,600	390,600	Year End Roll	12/16/2013
2013	104	FV	220,500	0	6,133.	169,100	389,600	389,600		12/13/2012

PRINT

Date	Time
12/10/20	19:28:55

LAST REV

Date	Time
10/09/18	10:54:38

apro

PAT ACCT. 4457

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRELL JUNE/ED	69108-309		4/6/2017	Convenience	10	No	No		
NIGRO SAMUEL J	39298-167		5/23/2003	Family	1	No	No		
NIGRO SAMUEL/ET	27421-407		6/26/1997		200,000	No	No		R

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2008	1186	Redo Kit	5,000					re-do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
5/12/2009	Measured	197	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	36990
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6133		Sq. Ft.	Site		0	70.	0.98	11									422,793						422,800	

Total AC/HA: 0.14079 | Total SF/SM: 6133 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 422,793 | Spl Credit | Total: 422,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	33.76	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.35000002
Const Adj.:	0.94981003
Adj $ / SQ:	205.159
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456757
Depreciation:	154201
Depreciated Total:	302556

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 2					HB		

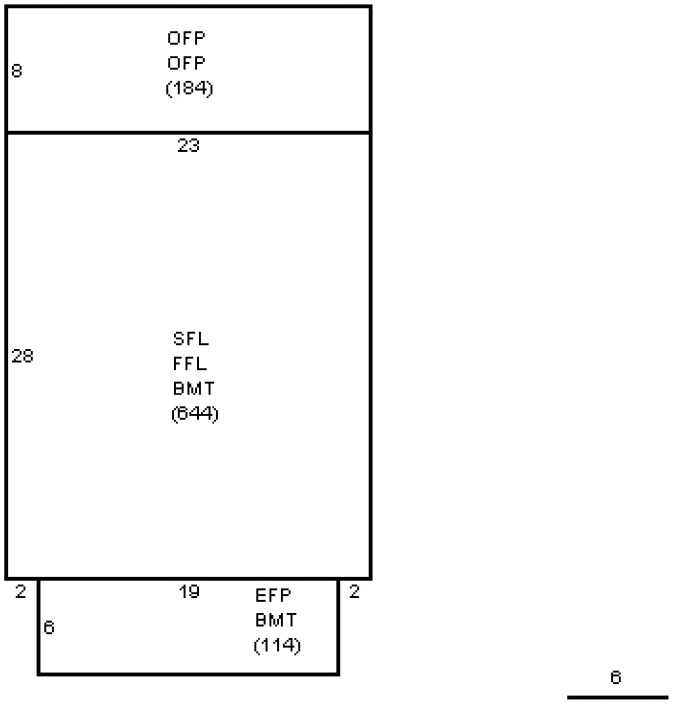
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	3	1	
1	2	1	
Totals			
3	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	758	103.090	78,144
FFL	First Floor	644	205.160	132,122
SFL	Second Floor	644	205.160	132,122
OFP	Open Porch	368	19.930	7,334
EFP	Enclos Porch	114	48.540	5,534

Net Sketched Area:	2,528			Total:	355,256
Size Ad	1288	Gross Are	2528	FinArea	1970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	90		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	205.16
Special Features:	0	Val/Su Net:	119.70
Final Total:	302600	Val/Su SzAd	234.94

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

055.0-0002-0032.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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